

DESIGN REVIEW BOARD OF MONTEREY PARK AGENDA

**REGULAR MEETING
Monterey Park City Hall Council Chambers
320 West Newmark Avenue**

**Tuesday
August 7, 2018
7:00 PM**

MISSION STATEMENT

**The mission of the City of Monterey Park is to provide excellent services
to enhance the quality of life for our entire community.**

Documents related to an Agenda item are available to the public in the Community and Economic Development Department – Planning Division located at 320 West Newmark Avenue, Monterey Park, CA 91754, during normal business hours and the City's website at www.montereypark.ca.gov.

PUBLIC COMMENTS ON AGENDA ITEMS

You may speak up to 5 minutes on Agenda item. You may combine up to 2 minutes of time with another person's speaking. No person may speak more than a total of 10 minutes. The Board Chair and Board Members may change the amount of time allowed for speakers.

Per the Americans with Disabilities Act, if you need special assistance to participate in this meeting please call City Hall at (626) 307-1359 for reasonable accommodation at least 24 hours before a meeting. Council Chambers are wheelchair accessible.

CALL TO ORDER

Chair

SWEAR-IN

City Clerk

ROLL CALL

Elizabeth Yang, Gay Q. Yuen, Ivan Lam, and Tammy Sam

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

PUBLIC COMMUNICATIONS (Related to Items NOT on the Agenda). While all comments are welcome, the Brown Act does not allow the Commission to take action on any item not on the agenda. The Commission may briefly respond to comments after Public Communications is closed. Persons may, in addition to any other matter within the Commission's subject-matter jurisdiction, comment on Agenda Items at this time. If you provide public comment on a specific Agenda item at this time, however, you cannot later provide comments at the time the Agenda Item is considered.

ORAL AND WRITTEN COMMUNICATIONS

[1.] PRESENTATIONS - None

[2.] CONSENT CALENDAR - None

[3.] PUBLIC HEARING -

3-A. SINGLE-FAMILY RESIDENTIAL DWELLING ADDITION GREATER THAN 2,000 SQUARE FEET – 1254 WEST CREST WAY – (DRB-18-08)

The applicant, Derrick Yu, is requesting design review approval for a new 58 square foot first floor addition, 1,334 square foot second floor addition, and exterior remodel to an existing single-family dwelling that will result in a total square footage greater than 2,000 square feet at 1254 West Crest Way in the R-1 (Single-Family Residential) Zone.

California Environmental Quality Act (CEQA):

The project is categorically exempt under § 15301, Class 1 (Existing Facilities) (e) (1) Addition to an existing structure provided that the addition will not result in an increase of more than 2,500 square feet.

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested Design Review Board (DRB-18-08) application; and
- (5) Taking such additional, related, action that may be desirable.

[5.] NEW BUSINESS

[4.] OLD BUSINESS


[6.] BOARD MEMBERS COMMUNICATIONS AND MATTERS

[7.] STAFF COMMUNICATIONS AND MATTERS

ADJOURN

Next regular scheduled meeting on August 14, 2018.

APPROVED BY:

MICHAEL A. HUNTLEY	
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Design Review Board Staff Report

DATE: August 7, 2018

AGENDA ITEM NO: 3-A

TO: Design Review Board

FROM: Michael A. Huntley, Community and Economic Development Director

BY: Samantha Tewasart, Senior Planner

SUBJECT: Addition to single-family residential dwelling greater than 2,000 square feet – 1254 West Crest Way (DRB-18-08)

RECOMMENDATION:

It is recommended that the Design Review Board consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approve the requested Design Review Board (DRB-18-08) application, subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15301, Class 1 (Existing Facilities) (e) (1) Addition to an existing structure provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition.

EXECUTIVE SUMMARY:

The proposed project was continued from the meeting of July 17, 2018 due to a lack of quorum.

Respectfully submitted,



Michael A. Huntley
Community and Economic Development Director

Attachments:

Attachment 1: Conditions of Approval

Staff Report

Page 2

Attachment 2: Site, floor, and elevation plans

Attachment 3: Color elevations

Attachment 4: Existing site photographs

Attachment 5: Design Review Board Staff Report, dated July 3, 2018 and July 17, 2018

ATTACHMENT 1

Conditions of Approval

CONDITIONS OF APPROVAL:

1. All work performed must be in substantial conformance with the plans date-stamped July 13, 2018, unless changed by any of the succeeding conditions. Future modifications that are not in substantial conformance, as determined by the Planner, shall require modification of this approval subject to the provisions of MPMC § 21.36.120.
2. Quality of all finished work shall be per planner's approval before approval from Planning on building permit final.
3. The property must be kept free of trash and debris at all times.
4. The applicant/property owner must sign and have notarized an affidavit acknowledging acceptance of the conditions of approval and return it to the Planning Division within 30 days of the effective date of this approval, or prior to the issuance of Planning's stamp of approval for building permit.
5. This approval is for a new 2,892 square foot addition and exterior remodel of the existing single-family dwelling with an attached two-car garage (case no. DRB-18-08), and is not an approval of building permits, which must be applied for separately with the Building Division.
6. A complete copy of these conditions, as approved, shall be listed on the second sheet of plans submitted for a building permit pertaining to this project.
7. All conditions of this approval must be complied with prior to issuance of Planning Division's final approval for building permits.
8. Decision by the Board will be finalized 10 days after the date of the meeting. Appeal of the Board's decision must be submitted on appropriate forms to the City Clerk prior to midnight of the tenth day. After the ten days are barring an appeal, you may submit your plans for approval and apply for permits.
9. All landscaped areas and existing irrigation system must be properly maintained at all times.
10. The HVAC Condenser unit must be located in the rear or interior side yard screened from public view and cannot be located any closer than 5 feet to a side or rear property line that abuts a residential zoned property.
11. At the time of plan check submittal, an irrigation plan must be submitted as part of the plan check submission. The irrigation plan must show the use of a water efficient irrigation system, such as drip irrigation, within the landscaped areas, subject to the review and approval of the Planner. The irrigation system must be installed and operating prior to final inspection.

12. At the time of plan check submittal, the Elevation plans must show that the railing for the second floor rear balcony will be painted to match the exterior color of the home.

ATTACHMENT 2

Site, floor, and elevation plans

ATTACHMENT 3

Color Elevations

ATTACHMENT 4

Site photographs

ATTACHMENT 5

Design Review Board Staff Reports, dated July 3, 2018 and July 17, 2018



Design Review Board Staff Report

DATE: July 3, 2018

AGENDA ITEM NO: 3-A

TO: Design Review Board

FROM: Michael A. Huntley, Community and Economic Development Director

BY: Samantha Tewasart, Senior Planner

SUBJECT: Addition to single-family residential dwelling greater than 2,000 square feet – 1254 West Crest Way (DRB-18-08)

RECOMMENDATION:

It is recommended that the Design Review Board consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approve the requested Design Review Board (DRB-18-08) application, subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15301, Class 1 (Existing Facilities) (e) (1) Addition to an existing structure provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition.

EXECUTIVE SUMMARY:

The applicant, Derrick Yu, is requesting design review approval for an addition to an existing single-family dwelling that will result in a total square footage greater than 2,000 square feet at 1254 West Crest Way. The property is zoned R-1 (Single-Family Residential) and is designated LDR (Low Density Residential) in the General Plan.

Property Description

The property is located on the south side of West Crest Way. The lot is 7,556 square feet in size, and is currently developed with a 1,500 square foot single-story single-family residential dwelling with an attached 2-car garage.

The surrounding properties located to the north, south, east and west are zoned R-1 and developed with single-family residential properties. The subject and adjacent properties are on a hillside and relatively flat. The design and character of the

surrounding residential dwellings have a mid-century architectural style consisting of single and two-story dwellings with attached 2-car garages, and a mixture of hip and gable roof designs built in the early 1960's.

Project Description

The applicant is proposing a new 58 square foot first floor addition, 1,334 square foot second floor addition, and exterior remodel of the existing dwelling. The total living area will be 2,892 square feet. Based on the lot area of 7,550 square feet, the maximum living area that can be built is 3,020 square feet. The proposed square footage will be 128 square feet less than the maximum square footage allowed. The building height of the dwelling will be 26 feet 5 inches. The R-1 zone allows for a maximum building height of 30 feet. The proposed addition will meet the required side setbacks of 5 feet for the first floor, 10 feet for the second floor, and 25 feet from the front and rear property lines. Monterey Park Municipal Code (MPMC) § 21.08.080(C), allows for encroachment of architectural features such as wall projections, eaves, overhangs, extensions, decorative materials, guardrails and artwork. The code allows for 2 feet 6 inches in the front and rear setbacks and 1 foot 6 inches in the side setbacks.

The existing and renovated first floor area will include a great room, dining area, kitchen, office, and bathroom. The second floor addition includes 3 bedrooms, 3 bathrooms, a laundry room, and a balcony facing the front (north) elevation and rear (south) elevation. Based on the total number of bedrooms, the existing two-car garage meets the required parking for the single-family dwelling.

Architecture

The existing house was built in 1960 and has a mid-century architectural style with a gable roof and a combination of stucco, and wood siding materials. The proposed architectural style is contemporary. The new addition and existing exterior walls will have a combination of white smooth-finish stucco (La Habra: Crystal White) and dark grey Hardi Artisan siding (Dunn Edwards: Formal Gray). The windows will be single-hung, dual-pane with bronze aluminum trims (Jeld Wen: Sliding Window, Bronze). The front entry door (Escon Doors, Forged Iron Door, S818SHXX/61) will be pre-hung black wood with dual matte horizontal glass panels. The balcony railings will be wrought iron with ½-inch by one-inch horizontal balusters anodized dark grey to match the Hardi siding. The exterior light fixtures will be 5-inch diameter vertical cylinders in a heavy duty, black powder coated finish aluminum with up and down illumination.

The roof will be shed style at varying heights to emulate a gable design on the front and rear elevations. The roof will have white asphalt shingles (GAF Liberty: White). The roof eave fascia boards will be painted white (Dunn-Edwards: DEW383 Cool December). The rain gutters and downspouts (ABC Supply Co. Inc., Royal Brown) will be aluminum painted white. The garage door will be aluminum powder coated black with frosted windows (Martin Door: Aluminum Athena #231).

Landscaping

As part of the new construction of the single-family residential dwelling, the property will include existing and new landscaping as well as a water efficient irrigation system within the landscaped areas to minimize water run-off. The trees include Saugus Palms, Cherry Blossom, and King Palm. The landscaping consists of a mixture of sod, shrubs, and perennials, including Foxtail Agave, Noellii Silk Oak, Pink Muhly, Yellow Wave Flax, Trailing Lantana, Indian Hawthorn, Fortnight Lily, Daylily, and Monkey Flower. Staff believes that the proposed contemporary architectural style with the landscaped areas is in keeping with the residential character of the area.

CONCLUSION:

Staff reviewed the application and believes the proposed second floor addition and exterior remodel of the dwelling are appropriately designed for the site and compatible with the surrounding residential neighborhood, with the recommended conditions. The proposed contemporary architectural style fits within the character of the neighborhood.

Respectfully submitted,



Michael A. Huntley
Community and Economic Development Director

Attachments:

- Attachment 1: Conditions of Approval
- Attachment 2: Site, floor, and elevation plans
- Attachment 3: Color elevations
- Attachment 4: Existing site photographs



Design Review Board Staff Report

DATE: July 17, 2018

AGENDA ITEM NO: 3-A

TO: Design Review Board

FROM: Michael A. Huntley, Community and Economic Development Director

BY: Samantha Tewasart, Senior Planner

SUBJECT: Addition to single-family residential dwelling greater than 2,000 square feet – 1254 West Crest Way (DRB-18-08)

RECOMMENDATION:

It is recommended that the Design Review Board consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
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CEQA (California Environmental Quality Act):

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EXECUTIVE SUMMARY:

On July 3, 2018, the Design Review Board continued the item to allow the applicant additional time to address the comments provided Board. At the meeting, the Board requested that a more comprehensive presentation board be provided by the applicant. The Board expressed concerns that the material specifications were presented piecemeal and unclear; and continued the application to give the applicant additional time to work on the presentation board and confirm consistency between the architectural plans and the presentation board. Since the meeting, the applicant has revised the architectural plans and presentation board to be consistent and all the proposed materials and colors have been included and mounted to the presentation board. Staff believes that the applicant has addressed the comments provided by the Board.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "M. Huntley", is written over a horizontal line.

Michael A. Huntley
Community and Economic Development Director

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